

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Philip Bachers, Planner I

SUBJECT: SP 10-3-05 / 06-03 / Camp Seminole B.S.A./ Generally located north of SW 36th Ct.; between SW 142nd Ave. and SW 148th Ave.

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: SP 10-3-05 / 06-03 / Camp Seminole B.S.A./ 3301 SW 142 Ave.

REPORT IN BRIEF:

The subject site is 5,110,068 sq. ft. (117.311 acres) and is located north of SW 36 Ct. between SW 142nd Ave. and SW 148th Ave. The applicant seeks site plan approval for a private commercial recreational facility (Camp Seminole BSA) that will include the construction of an aquatic center, pool building, dining hall, scout craft center, ranger residence, b-b-gun range, multiple campsite restroom buildings, and associated parking.

The submitted site plan is zoned CR, Commercial Recreation District and is designated Recreation/Open Space on the Town of Davie Future Land Use Map. The subject site design meets the intent of the CR, Commercial Recreation District with an emphasis on pedestrian movement. The various function areas are inter-connected with sidewalks; roadways on the interior of the site are kept to a minimum; and the focus of use is pedestrian recreational activities. The petitioner plans to develop the recreational facilities in phases of development. The majority of the site is planned as open space, now and in the future.

Architecture: The architecture of the proposed Aquatic Center Building is of a South Florida Contemporary Design incorporating rustic elements. The buildings are designed with clean lines, significant use of heavy timbers with strong vertical, oblique, and horizontal lines. Buildings have standing seam metal roofs in dark green and are pitched to give a more dominant appearance. Buildings feature beige stucco walls, with decorative features including flagstone veneer from grade to 2 ft. height and dark green ceramic tile banding above the flagstone. Rectangular doors and windows will be designed to use impact resistant glass and frames.

There are two main access points to the subject site along Southwest 142nd Avenue, one close to the north property line and one close to the south property line; approximately 1240 linear ft. apart. Emergency access for fire vehicles is by a stabilized base (compacted rock) road which is proposed to run through the middle of the site and to connect to a dedicated emergency-access only entry from SW 142nd Ave.

The subject site meets the Land Development Code parking requirements. The petitioner provided two-hundred twenty-seven (227) standard parking spaces, seventy-eight (78) stabilized-base grass spaces, and eight (8) handicapped spaces for a total of three-hundred five (305) spaces. The Land Development Code requires two-hundred forty-two (242) parking spaces based on the square footage of the uses proposed. The appropriate traffic devices/pavement markings and/or signs shall be installed to eliminate any type of traffic hazards in these areas.

PREVIOUS ACTIONS: None for this application.

CONCURRENCES: November 21, 2006, Site Plan Committee Meeting

SP 10-3-05, Boy Scout Camp Seminole, 3301 SW 142 Avenue (CR, Commercial Recreational)

Mr. Engel made a motion, seconded by Mr. Aucamp, to approve subject to the staff's report and the following: 1) check the radius in the parking areas for trucks and trailers; 2) install speed control devices on the roadways; 3) coordinate the equestrian and recreational trail system on SW 142nd Avenue. Motion carried 5-0.

FISCAL IMPACT: N/A

RECOMMENDATION(S):

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Staff Report, Site Plan, Public Participation Summary, Future Land Use Plan Map, Zoning and Aerial Map

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Applicant Information

Owner:

Name: South Florida Council, Boy Scouts of America
Address: 15255 NW 82 Ave.
City: Miami Lakes, Florida 33016
Phone: (954) 916-1376

Petitioner:

Name: Chris P. Zimmerman, AIA
Address: 4310 W. Broward Blvd.
City: Ft. Lauderdale, Florida 33317
Phone: (954) 522-4123

Background Information

Application Request: Site plan approval for a private commercial recreational facility (Camp Seminole BSA) that will include the construction of an aquatic center, pool building, dining hall, scout craft center, ranger residence, b-b-gun range, multiple campsite restroom buildings, and associated parking.

Address: 3301 SW 142 Ave.

Location: The North 3/4 of the Southwest 1/4 of Section 22, Township 50 South, Range 40 East/ Generally located north of SW 36th Ct.; between SW 142nd Ave. and SW 148th Ave.

Future Land Use

Plan Designation: Recreation/Open Space

Zoning: CR, Commercial Recreation

Existing/Proposed Use: Private campground for the Boy Scouts of America, S. FL Council

Parcel Size: 5,110,068 Sq. Ft. (117.311 Acres)

Surrounding Uses:

North: Single-Family Dwellings
South: Recreation
(Broward County Vista View Park)
East: Single-Family Dwellings

Surrounding Land

Use Plan Designation:

Residential (1 DU/AC)
Recreation/ Open Space

Residential (1 DU/AC)

West: Single-Family Dwellings

Residential (1 DU/AC)

Surrounding Zoning:

North: A-1, Agricultural District; R-1, Estate Dwelling District

South: RS, Recreation/ Open Space

East: A-1, Agricultural District; R-1, Estate Dwelling District

West: E, Estate Dwelling District

Zoning History

Related Zoning History:

Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Previous Requests on same property:

Site Plan Application, (SP 2-1-96) This application was filed on Jan. 30, 1996, and was for a 1596 sq. ft. maintenance building.

Site Plan Application, (SP 10-4-00) This application was filed on Oct. 16, 2000, and was for a pool complex which was not built.

Concurrent requests on same property:

There are none.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code, Section 12-24, Statement of purpose and intent of zoning district Recreation/Open Space (RS) District. The CR District is intended to implement the commercial recreation classification of the Town of Davie Comprehensive Plan by providing areas for the development of commercial recreational facilities.

Land Development Code (Section 12-83), Conventional Nonresidential Development Standards, CR, Commercial Recreation District, requires setbacks: front 25', side 25', rear 25', and maximum height of 35'.

Land Development Code (Section 12-208 (E)) A maximum of 20% of required parking may be provided in grassed overflow area on the submitted site plan, and designated as such on the submitted site plan, and shall be designed to the criteria as set forth in this section.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 113.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2: The (re)zoning, (re)planning, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The applicant's submission indicates the following:

1. *Site:* The subject site is 5,110,068 sq. ft. (117.311 acres) and is located north of SW 36 Ct. between SW 142nd Ave. and SW 148th Ave.

The subject site is zoned CR, Commercial Recreation District. To the north and to the east of the subject site are single-family dwellings zoned A-1 Agricultural and R-1, Estate Dwelling Districts; to the west are single-family dwellings zoned E, Estate District, and to the south is Broward County Vista View Park, zoned RS, Recreation/Open Space District.

The subject site design meets the intent of the CR, Commercial Recreation District with an emphasis on pedestrian movement. The various function areas are inter-connected with sidewalks; roadways on the interior of the site are kept to a minimum; and the focus of use is pedestrian recreational activities. The petitioner plans to develop the recreational facilities in phases of development.

2. *Architecture:* The architecture of the proposed Aquatic Center Building is of a South Florida Contemporary Design incorporating rustic elements. The buildings are designed with clean lines, significant use of heavy timbers with strong vertical, oblique, and horizontal lines. Buildings have standing seam metal roofs in dark green and are pitched to give a more dominant appearance. Buildings feature beige stucco walls, with decorative features including flagstone veneer from grade to 2 ft. height and dark green ceramic tile banding above the flagstone. Rectangular doors and windows will be designed to use impact resistant glass and frames.
3. *Access and Parking:* There are two main access points to the subject site along Southwest 142nd Avenue, one close to the north property line and one close to the south property line; approximately 1240 linear ft. apart. Emergency access for fire vehicles is by a stabilized base (compacted rock) road which is proposed to run through the middle of the site and to connect to a dedicated emergency-access only entry from SW 142nd Ave.

The subject site meets the Land Development Code parking requirements. The petitioner provided two-hundred twenty-seven (227) standard parking spaces, seventy-eight (78) stabilized-base grass spaces, and eight (8) handicapped spaces for a total of three-hundred

five (305) spaces. The Land Development Code requires two-hundred forty-two (242) parking spaces based on the square footage of the uses proposed. The appropriate traffic devices/pavement markings and/or signs shall be installed to eliminate any type of traffic hazards in these areas.

4. *Lighting:* Lighting design meets the Land Development Code which requires the maximum value of 1.0 foot-candles for spill-over at property lines, measured at grade level; and a minimum average of 1.0 foot-candles at grade in parking areas.
5. *Signage:* Signage is not part of this Site Plan application. All signs shall meet code prior to the issuance of a building permit.
6. *Landscaping:* The site plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code.
7. *Drainage:* The subject property lies within Central Broward Drainage District. Approval from Central Broward Drainage District shall be obtained prior to issuance of any site development permit.
8. *Compatibility:* The proposed Commercial Recreation development, with over 101 acres of open space and landscaping, including a 9 acre lake, new and existing buildings and associated parking is compatible with the zoning, land use, and uses between SW 142 Ave. and SW 148 Ave.

Significant Development Review Agency Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Engineering Division:

Dedication of right-of-way for the recreational and equestrian trail along SW 142nd Ave. is required. *(The petitioner has acknowledged this)*

Planning & Zoning Division:

This development application requires Central Broward Water Control District (CBWCD) approval prior to a scheduled Town Council Meeting. The petitioner may proceed with this application provided that a letter of acknowledgement, indicating the petitioner and owner have been informed by staff that this item may be tabled by Town of Davie Council without the proper CBWCD approval. *(The petitioner has acknowledged this but has not provided the CBWCD letter)*

Public Participation

Two meetings were held by the applicant to fulfill the Public Participation requirement of the Land Development Code (§12-319.5 to 12-319.9). These meetings were held November 19 and November 21, 2005 at Camp Seminole. The first meeting was attended, for a summary of residents' concerns, please see the exhibit following. The second meeting was not attended by any participants.

Staff Analysis

The submitted site plan is zoned CR, Commercial Recreation District and is designated Recreation/Open Space on the Town of Davie Future Land Use Map. The subject site has historically been used for the camping activities of the S. Florida Council of the Boy Scouts of America. It is comprised of mostly native vegetation, open space, a large lake, and is recovering from damage due to the 2005 hurricane season. The site lost nearly all its tree canopy. The proposed site plans will promote safe use for recreational activities on-site, with buildings which blend aesthetically with one another and the site's natural characteristics. Additionally, the placement of buildings throughout the site avoids concentration of development in one area.

Staff Findings of Fact

Staff finds that site plan is consistent with the general purpose and intent of the Commercial Recreation District regulations, and Town of Davie Comprehensive Plan. The site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. Furthermore, the proposed site plan is compatible with the surrounding uses and properties maintaining agricultural and open space uses.

Staff Recommendation

Staff finds the application complete and suitable for referral to Town Council to render a decision.

Site Plan Committee Recommendation

The Site Plan Committee approved the application on November 21, 2006.

SP 10-3-05, Boy Scout Camp Seminole, 3301 SW 142 Avenue (CR, Commercial Recreational)

Mr. Engel made a motion, seconded by Mr. Aucamp, to approve subject to the staff's report and the following: 1) check the radius in the parking areas for trucks and trailers; 2) install speed control devices on the roadways; 3) coordinate the equestrian and recreational trail system on SW 142nd Avenue. Motion carried 5-0.

Town Council Action

Exhibits

1. Site Plan
2. Public Participation Summary
3. Future Land Use Plan Map
4. Zoning and Subject Site Map

Prepared by: _____

Reviewed by: _____

Exhibit 1 (Site Plan)

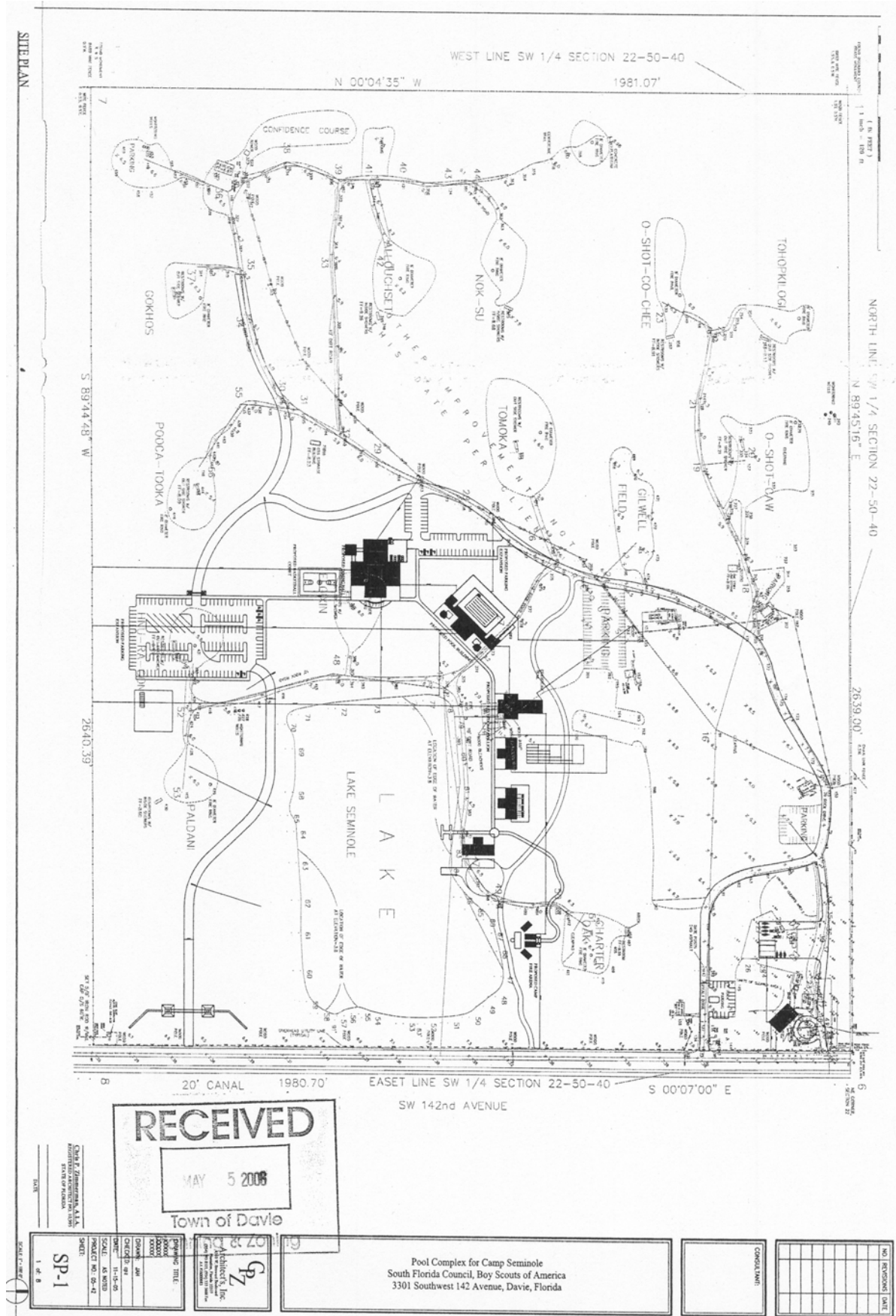


EXHIBIT "B"

**Summary of Discussion at November 19, 2005
Citizen Participation Meeting for
Camp Seminole's Master Development Plan**

The first of two (2) Citizen Participation meetings was held at 10:00 a.m. at Camp Seminole Boy Scout Camp, and was attended by 22 neighbors. The sign-in sheet is attached as Exhibit "A".

Chris Zimmerman, Principal of CPZ Architects opened the meeting and explained the Town's Citizen Ordinance, which requires an applicant to hold two meetings with neighbors who live within 1,000 feet of the subject property. The results will be summarized in a "Citizen Participation Report" which will be submitted to the Town staff. He also explained to those in attendance that they will also have the opportunity to speak and raise their concerns at the Planning and Zoning Board and Town Council public hearings.

Mr. Zimmerman then explained that a Master Development Plan for Camp Seminole Boy Scout Camp has been filed with the Town of Davie for the ___ acre parcel located just north of Vista View Park. The plan submitted outlines South Florida Council's desire to build a state of the art facility for its local Scouts. These plans include a swimming pool, dining hall, program shelters, restroom facilities, administrative building, BB gun range, archery range, basketball court, Cub World Facilities, etc.. Additionally, the plans call for the camp to connect to city water and sewer.

The original site plan was developed using the existing vegetation barriers, roads and campsites with the least impact. After Hurricane Wilma ravaged Camp Seminole destroying the existing infrastructure and vegetation South Florida Council was compelled to re-evaluate the site plan as it was originally drawn. After taking aerial photographs of the camp (Exhibit B) we determined that it was important to move all of our proposed program facilities closer to the center of camp and away from our bordering neighbors. After sharing the modified plans to the residence, Mr. Zimmerman took a poll to find out if there were any objections to the new plan. The newly proposed site plan was greeted with excitement and liked the new plan better than the original. The overwhelming consensus was that they were supportive of the improved facilities.

Mr. Zimmerman introduced Fernando Aran, South Florida Council's President and Jeff Hunt, the Council's CEO.

Mr. Aran welcomed the residence and shared with them the excitement that the Scouting community has for the proposed site plan and program potential for Camp Seminole. He explained that the committee designing the site plan continues to be sensitive to the privacy of our neighbors and that our intent is to keep all program activities as close to the center of the property as possible. Additionally, any campsites placed on the outside

perimeter of camp would have an appropriate buffer between the campsite and the property line.

Jeff Hunt welcomed everyone and echoed the points of activity placement and buffers. He went on to overview the damage sustained to the property and how it affected the original site plan as well as the current operation of camp. He also let the neighbors know that South Florida Council is currently looking for land clearing companies with the much needed earth moving equipment to assist in the clean up efforts and that the property would take on a different look due to the vast number of downed trees. He did however make it clear that South Florida Council is concerned about wholesale clearing of the land and that special precautions would be made to save as many native trees as possible and that a reforestation program would be developed.

Mr. Hunt told the residence that the full development of the proposed site plan would take years and approximately \$10,000,000. He indicated that the development could go faster if the funding for the projects was found earlier than expected. Several of the residence indicated that they personally and/or their Home Owners Associations would be interested in helping with the fund raising.

Following his presentation, Mr. Zimmerman asked for questions and comments from the homeowners. They were as follows:

1. Would the facility be open only to Boy Scouts? Would the Camp be open to outside groups for rent?
 - a. The camp is primarily for our local scouts. Last year the camp served over 20,000 local scouts and their families. We want to be good neighbors and make it available to local community groups (eg. Home Owner Associations, etc.) upon availability.
2. Art Waganhiem, President of Riverstone HOA, asked if there were plans to install lighting throughout camp.
 - a. Chris Zimmerman indicated that we would only install lighting that was required by the Town of Davie and Broward County. We too want to maintain an outdoor forest environment. Lighting would be kept to a minimum and restricted mostly to the parking areas.
3. Judy Paul, Commissioner, assured residents that she would look at all plans submitted and was concerned about lighting and the effects it would have on the camps wildlife. She complimented the Scouts for not planning to put lights around the proposed basketball court and keeping the program facilities around the center of the camp property. She is specifically concerned about the mitigation of exotic trees and the wildlife that reside on the property. She shared with the residence a plan that the commissioners were able to negotiate with a local preserve to mitigate exotics little by little over the course of 10-15 years as opposed to clear cutting.

- a. Jeff Hunt assured her that we would only be clearing the areas that were the most damaged by the hurricane as well as those mandated by the Town, County or State.
4. An unidentified resident asked how much of a buffer zone would be left between the camping areas and the property line.
 - a. Jeff Hunt explained that we would leave the same amount of room between the campsites and the current fence line as there is currently. We would not encroach the perimeters any closer where there were neighboring residences.
5. Edgar Aguilar indicated that he was personally very excited about the proposed site plans. He also informed us that his house directly borders the property on the west side and loves to watch the wildlife that resides on the camp property. He and his family were concerned about the displacement of any wildlife currently residing on the property due to the clearing of exotics. He asked what the 6 month clean up plan might look like.
 - a. Jeff Hunt told him that we were currently contacting companies that could handle the type and amount of clean up that was necessary and that it would include large bulldozers with root rakes and a tub grinder. He shared with the group that South Florida Council had been in contact with Bergeron Company, Downrite Construction and the Town of Davie to seek assistance. He had been told that the earliest a company would be free to work on Camp Seminole would be January but the clean up would only take a week or two. Once again, Mr. Hunt explained that our intention was not to wholesale clear cut but rather take out only the vegetation mandated by law. He also stressed that the majority of vegetation on our property was Australian Pine and that 85% of those trees were already blown down. In order to remove the downed trees would result in many of the rest being removed as the downed debris was moved around.
6. An unidentified resident asked if we owned the current barbed wire fence around the camps perimeter and if South Florida Council had any plans to fence in the property.
 - a. Jeff Hunt explained that we were working with a landscape architect to border the property with vegetation and that a decision on a fence had not been reached. However if one was installed that the vegetation would be such that it would help conceal the fence. He went on to say that when building a project of this size, concern for the protection of the property becomes apparent.
7. Shirley Schubert mentioned that the Australian Pines may be nice to look at but she and her neighbors were tired of dealing with the clean up after any significant storm. She indicated that they continually fall on and damage the power lines resulting in power outages in her neighborhood and that she had spent 5 hours

- cleaning the pine needles out of her pool after Hurricane Wilma. "Australian Pines are a nuisance," she said. If nothing else there needs to be a wide enough border around the property that if the Australian Pines or other vegetation fall would not continue to reach the power lines, buildings, utilities, etc....
8. Unidentified resident asked what the current zoning was for the property but more importantly would it stay the same.
 - a. Jeff Hunt and Chris Zimmerman told the residence that the plans for the property would not change the zoning. They went on to tell the residence that the deed to the property included a reverter clause that only allows the property to be used for Boy Scout activities and programs.
 9. Unidentified resident asked what would happen to the property if South Florida Council was not able to raise the necessary funds to build the planned facilities and what could the residence do to guarantee that the property remains with the Boy Scouts of America for its original purpose of a Scouting Camp.
 - a. Jeff Hunt restated the previously mentioned reverter clause in the deed and that we have no intention of leaving the property. Secondly, the facilities would be built as the money for them became available. He told the residence if anyone of them were willing to write the \$10 million check we would develop the camp all at once.....but the process would probably be 5-6 years.
 10. Unidentified resident asked whether Boy Scout Councils around the Country were supporting our clean up efforts locally.
 - a. Jeff Hunt explained that the efforts of our regional and national offices were directed to help those employees that were displaced or greatly impacted by Hurricane Katrina and Wilma. The clean up and re-development would have to be underwritten locally.
 11. Unidentified resident asked what South Florida Council needed from the residence to complete the proposed projects.
 - a. Chris Zimmerman told them that their questions, comments and concerns during this meeting would be recorded and submitted as public record and that the DRC meeting would be taking place in December to review the plans. Prior to the DRC meeting the minutes of this meeting would be distributed to the members of the DRC for review. After approval by the DRC the plans would then be submitted to the Town of Davie for their Town meeting and the public would once again have an opportunity to express their support or concerns. Mr. Zimmerman took a vote to see if anyone opposed the "modified" site plan that was developed after Hurricane Wilma. Unanimously the residents approved of the modified plans.
 12. An unidentified resident expressed concern that the neighboring communities, especially the houses bordering the camp would have to hook up to city water and sewer if the camp did.

- a. Judy Paul explained that the residences in Western Broward County that were not currently on city water and sewer were grandfathered in and would not have to abandon their septic systems.
13. An unidentified resident questioned whether or not the proposed development of the property would cause a re-assessment of their properties.
 - a. Chris Zimmerman, Jeff Hunt and Judy Paul all indicated that it would not.
14. An unidentified resident questioned whether or not the power lines on Boy Scout road and within the camp property could be put underground.
 - a. Chris Zimmerman told the residents that we planned to put the power lines located on the property for our facilities underground but that we had no control over the FPL power lines on Boy Scout Road or the easement on the north side of the property. Judy Paul told the residence that there was a move by the League of Cities to pressure FPL to start putting all residential power lines underground.
15. Art Waganheim asked if the homeowners would have input as to what we are allowed to do regarding the clearing of the land.
 - a. Jeff Hunt told the residence that we would send those present a notice of what our plans are once we have had enough time to work with a company to determine the scope of work to be done. This would be done in conjunction with a Landscape Architect, Town of Davie and the State of Florida. It was apparent that the homeowners on the east and north sides of the property were very concerned about the Australian Pines and favored their removal and that the homeowners on the west side of the property were concerned about their eradication.
16. Shirley Schubert asked whether we would have to use dynamite to deepen the lake.
 - a. Jeff Hunt and Chris Zimmerman assured the residents that if we were to dredge the lake that no dynamite would be used. South Florida Council recognizes the sensitivity of this issue and would not pursue the use of dynamite as an option, even if available. Judy Paul also assured the group that using of explosive in that area would never be approved.
17. Art Waganheim asked if the property would ever be available to the public.
 - a. Jeff Hunt re-stated the reverter clause found in our deed and that the facilities were being built for the local Scouting community in mind, not for commercial or industry use.
18. An unidentified resident asked if the local Home Owner Associations would be able to use the facilities for meetings.
 - a. Jeff Hunt said that he would hope that the County would allow us to extend opportunities for the local Home Owners Associations to use the facilities for meetings.

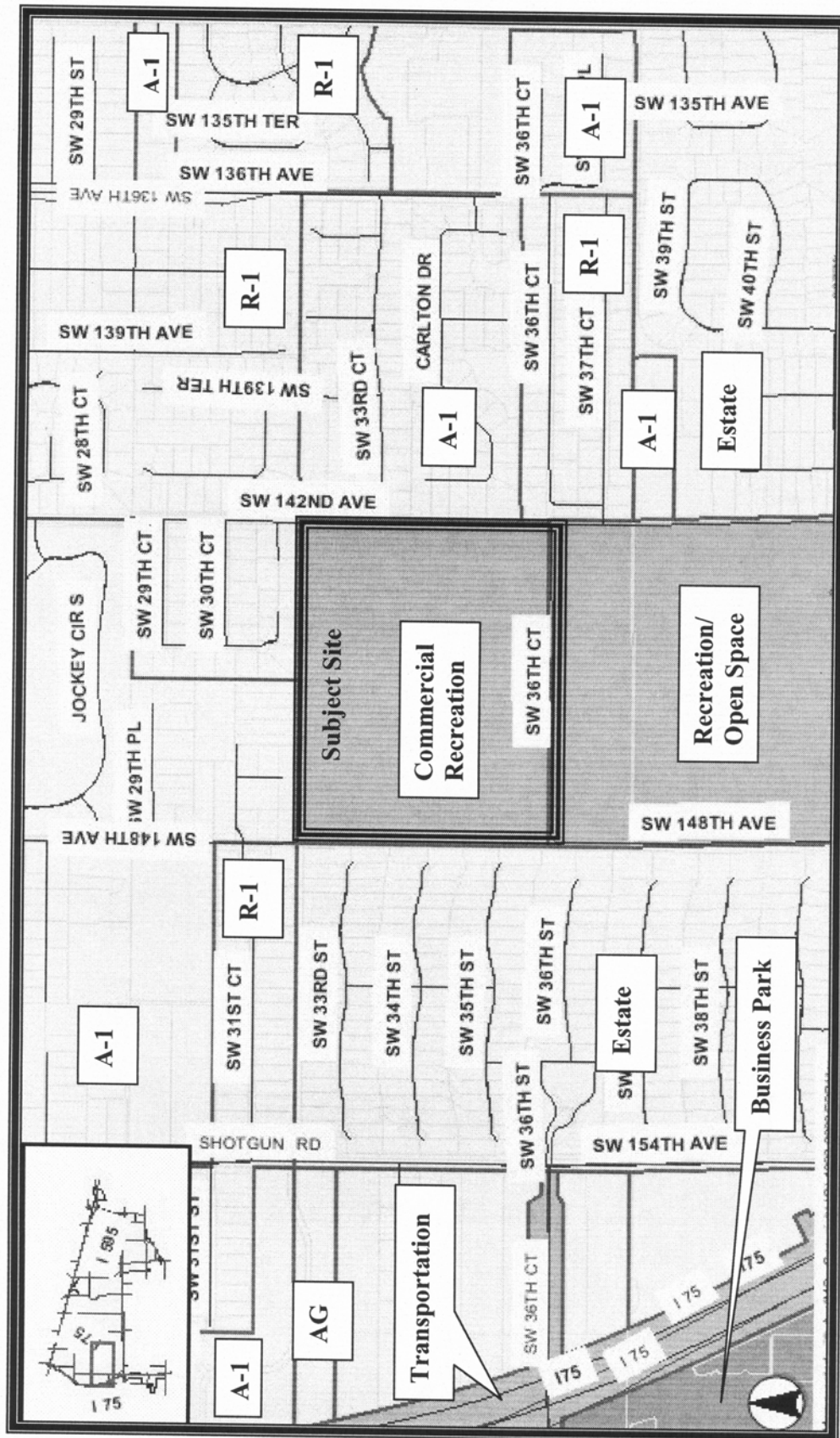
19. An unidentified resident asked what year our "rent" agreement would end.
 - a. Jeff Hunt explained that we owned the property and that there is not a rental or lease agreement. The property is ours in perpetuity as long as we continue to use the land for Boy Scout purposes.
20. An unidentified resident asked whether we would be conducting fundraising programs on-site.
 - a. Jeff Hunt indicated that it was a possibility and that we were still formulating our plans.
21. Several residents encouraged Jeff Hunt and the Scouts to approach the local Home Owner Associations to help with the funding of the proposed projects.
22. An unidentified resident asked if we could get free space in the local papers to help share the current condition of the camp as well as the planned development with the local residence to help build support.
 - a. Jeff Hunt indicated that he had just sent out a press release and was hoping that the local media would give us an opportunity to share our story. Judy Paul said she would do a highlight on the property if the Scouts gave her the content and pictures.
23. An unidentified resident asked how much the total project would cost.
 - a. Jeff Hunt and Chris Zimmerman told the residents that it would cost approximately \$10 million. Jeff Hunt also went on to explain that the cost was not just to build but it was also important to have enough money in an endowment fund to address any maintenance issues that arise.
24. An unidentified resident asked that the Scouts inform the residents of the clean up timeline once they were able to contract with a local company.

There were no further questions from the residents. Mr. Hunt thanked everyone for coming and invited everyone to stay for some refreshments and that they would be available for any further questions. Mr. Zimmerman told the group that a report summarizing the discussion would be submitted to the Town staff. He also let everyone know that we would be holding our second meeting on Monday, November 11th at 6:00 p.m..

EXHIBIT "D"**Summary of Discussion at November 21, 2005
Citizen Participation Meeting for
Camp Seminole's Master Development Plan**

The second of two (2) Citizen Participation meetings was held at 6:00 p.m. at Camp Seminole Boy Scout Camp. This meeting was not attended by any of the neighbors. The architect and representatives of South Florida Council, Boy Scouts of America stayed until 6:30 p.m. before leaving. The sign-in sheet is attached as Exhibit "C".

Exhibit 3 (Future Land Use Map)



SP 10-3-05 Camp Seminole B.S.A.
 3301 SW 142 Ave
 Zoning, Subject Site Map



Town of Davie
 Development Services
 Planning & Zoning Division

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